Return to:
BridgehouseTitle

BRIDGEHOUSE TITLE, LLC
342 COOL SPRINGS BLVD.
SUITE 202
FRANKLIN, TN
37067

BILL GARRETT, Davidson County
Trans:T20130001162 DEEDWARR
Recvd: 01/04/13 13:44 2 pgs
Fees:13.00 Taxes:530.95
20130104-0001377

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121309

Send Tax Bills To:
U.S. Bank, N.A.
3180 Rider Trail South
Earth City, MO 63045

New Owner is:
Shokri Narouz
1881 Olive Circle
Nashville, TN 37217

MAP: 135-10-0C

PARCEL: 014.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gary Cookston and wife, Wanda Gayle Cookston**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shokri Narouz and wife, Mariam Gayed**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1881 Olive Circle, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Ransom Park, Section One, of record in Instrument Number 20011023-0115381, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Gary Cookston and Wanda Gayle Cookston, husband and wife, as joint tenants with right of survivorship, by Warranty Deed from James R. Ford and Jennika Ford, husband and wife, dated 6/27/03 and recorded 7/2/03 in Instrument No. 20030702-0091853, in the Register's Office of Davidson County, Tennessee.

gc gc
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of December, 2012.

GRANTOR(S):

Gary Cookston
GARY COOKSTON

Wanda Gayle Cookston
WANDA GAYLE COOKSTON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gary Cookston and Wanda Gayle Cookston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of December, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$143,500.00**.

Gary Cookston
AFFIANT

SWORN TO and subscribed before me this the 27th day of December, 2012 .

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____